084.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,200 / 714,200
					USE VALUE:	714,200 / 714,200
					ASSESSED:	714,200 / 714,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEARING ERIC & KELLY
Owner 2:	
Owner 3:	
Street 1:	65 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOOLING THOMAS J JR--ETAL -
Owner 2:	DOOLING ALICE M -
Street 1:	65 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,972 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Aluminum Exterior and 2057 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5972.000	294,800		419,400	714,200
Total Card	0.137	294,800		419,400	714,200
Total Parcel	0.137	294,800		419,400	714,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.14 | /Parcel: 347.1

Legal Description

User Acct

52793

GIS Ref

GIS Ref

Insp Date

11/08/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 084.0-0001-0001.0

!6848!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,800	0	5,972.	419,400	714,200	714,200	Year End Roll	12/18/2019
2019	101	FV	235,200	0	5,972.	413,400	648,600	648,600	Year End Roll	1/3/2019
2018	101	FV	235,200	0	5,972.	317,600	552,800	552,800	Year End Roll	12/20/2017
2017	101	FV	235,200	0	5,972.	299,600	534,800	534,800	Year End Roll	1/3/2017
2016	101	FV	235,200	0	5,972.	275,600	510,800	510,800	Year End	1/4/2016
2015	101	FV	222,100	0	5,972.	257,600	479,700	479,700	Year End Roll	12/11/2014
2014	101	FV	222,100	0	5,972.	237,300	459,400	459,400	Year End Roll	12/16/2013
2013	101	FV	222,100	0	5,972.	237,300	459,400	459,400		12/13/2012

PRINT

Date	Time
12/10/20	21:33:19

LAST REV

Date	Time
04/30/19	15:06:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6848

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOOLING THOMAS	1403-7		7/26/2011		460,000	No	No		
	648-176		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	52793
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
6/26/2012	Measured	BR	B Rossignol
10/5/2011	MLS	EMK	Ellen K
11/25/2008	Meas/Inspect	355	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Meas/Inspect	264	PATRIOT
8/5/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5972		Sq. Ft.	Site		0	70.	1.00	6									419,411						419,400	

Total AC/HA: 0.13710 | Total SF/SM: 5972 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,411 | Spl Credit | Total: 419,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30136466
Const Adj.:	0.99989998
Adj $ / SQ:	169.160
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427203
Depreciation:	132433
Depreciated Total:	294770

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

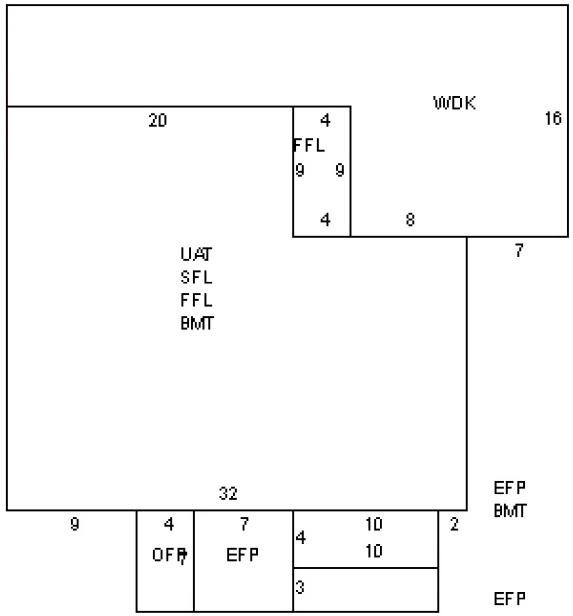
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.16
Special Features:	0	Val/Su Net:	92.36
Final Total:	294800	Val/Su SzAd	182.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	828	60.640	50,213
FFL	First Floor	824	169.160	139,388
SFL	Second Floor	788	169.160	133,298
WDK	Deck	408	8.450	3,448
UAT	Upper Attic	197	94.730	18,662
EFP	Enclos Porch	119	50.100	5,962
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	3,192	Total:	352,203
Size Ad	1612	Gross Are	3783	FinArea	2057
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

084.0-0001-0001.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	